

Applicants are reminded that all Return Receipts
From the Certified Mail of Public Hearing must be submitted prior to
Public Hearing for application to be heard.

**All Applicants and Property Owners
and/or their Legal Representative Must be Present**

LEGAL REPRESENTATION MUST BE EITHER AN ATTORNEY OR RECORDED POWER
OF ATTORNEY

AGENDA
NOTICE OF MEETING
WARRICK COUNTY BOARD OF ZONING APPEALS

Regular meeting to be held in the Commissioners Meeting Room,
Third Floor, Historic Courthouse,
Boonville, Indiana
Monday, December 27, 2021 at 6:00 P.M.
North & South doors of the Historic Courthouse open at 5:40 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the minutes from the October 25, 2021 regular meeting.

SPECIAL USES:

BZA-SU-21-35

APPLICANT& OWNER: Kevin M. Stiles

PREMISES AFFECTED: Property located on the east side of Kenwood Dr. approximately 360' south of the intersection formed by Kenwood Dr. and Woodland Dr., Lot No. 590 in South Broadview No. 5 Sec D Amended Plat, Ohio Twp. 5566 *Kenwood Dr.*

NATURE OF THE CASE: Applicant requests a Special Use, SU 12, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow 12'x20' 240 sq. ft. home occupation of an Internet-Based Firearm Sales in an "R-1A" One-Family Dwelling Zoning District. *Advertised in The Standard on December 16, 2021*

VARIANCES:

BZA-V-21-33

APPLICANT & OWNER: Orteza Ayala, LLC by Melvin Orteza, Member

PREMISES AFFECTED: Property located on the north side of High Pointe Dr. approximately 0' east of the intersection formed by Bell Rd. and High Pointe Dr. Ohio Twp. Lot No. 40 in High Pointe Center North Sec 2 Ph. 2 and Lot No. 1 in High Pointe Centre North Sec 4 PUD 8480 *High Pointe Dr.*

NATURE OF THE CASE: Applicant requests a variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement

Location Permit to be issued for: the construction of a 3,800 sq. ft. covered patio addition will be in the Lake Maintenance and Storm Detention Easement, in a “C-4” PUD General Commercial/Planned Unit Development Zoned District. *Advertised in The Standard on December 16, 2021*

BZA-V-21-34

APPLICANT & OWNER: Thomas G. Koss

OWNER OF EASEMENT: Gwendolyn D. Graham

PREMISES AFFECTED: Property located on the south side of Grandriver Rd E approximately 280’ west of the intersection formed by Grandriver Rd. E and Easy St. Ohio Twp. 5-7-9 10733 Grandriver Rd E

NATURE OF THE CASE: Applicant requests a variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for an unattached accessory building on property not having road frontage on a dedicated County maintained roadway with access by a 16’ ingress/egress easement in an “A” Agricultural Zoning District.

BZA-V-21-36

APPLICANT: JR Promotions by Richard Sprague, Member

OWNER: John & Danielle Eggers

PREMISES AFFECTED: Property located on the west side of Dassel Dr. approximately 772’ west of the intersection formed by Dassel Dr. and North Rd. Greer Twp. 18-4-9 11155 Dassel Dr.

NATURE OF THE CASE: Applicant requests a variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for a 672 sq. ft. off premise advertising sign within the 75’ minimum setback from a controlled access thoroughfare in a “C-4” General Commercial Zoning District. *Advertised in The Standard on December 16, 2021*

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business.